

Mixed Use Developments

CHAPTER 22.52 PART 18

<p>A Mixed Use Development may be permitted:</p>	<ul style="list-style-type: none"> • Subject to a Director's Review and Approval if the property is zoned C-H, C-1, C-2 or C-3 (covenant required – see Section 22.52.1950). • Subject to a Minor Conditional Use Permit if the property is zoned C-M (covenant required – see Section 22.52.1950). <p>NOTE: Mixed use developments and residential uses are currently permitted in these zones with a Conditional Use Permit, unless otherwise specified. A proposed mixed use development that does NOT comply with the locational criteria, use exceptions, development standards and performance standards set forth in Chapter 22.52 Part 18 is subject to the regular Conditional Use Permit procedure.</p>
<p>Locational Criteria (Section 22.52.1910 B):</p>	<p>A mixed use development approved in accordance with Chapter 22.52 Part 18 shall NOT have any portion located:</p> <ul style="list-style-type: none"> • In a Significant Ecological Area (SEA). • In an Environmentally Sensitive Habitat Area (ESHA). • In a Very High Fire Hazard Severity Zone. • In an Airport Land Use Influence Area. • On land with a slope of 25% or more. • On land not served by a public water or public sewer system.
<p>Use Exceptions (Section 22.52.1920):</p>	<p>The commercial component of a mixed use development approved in accordance with Chapter 22.52 Part 18 shall NOT include any uses listed in Section 22.52.1920 A.</p>
<p>Development Standards (Section 22.52.1930):</p>	<p>All development standards in the zone shall apply, in addition to the following:</p> <p>Parking:</p> <ul style="list-style-type: none"> • Except for fully subterranean structures, all parking areas shall be: <ul style="list-style-type: none"> - Located in the rear of the structure(s). - Completely screened with walls and/or landscaping so that they are not visible from the street (except that views of parking areas down the driveways need not be screened). • Separate commercial and residential parking spaces must be provided – separately designated by posting, pavement marking, and/or physical separation. <p>Loading/Unloading: Off-street loading areas shall be located toward the rear of the structure(s) and not be visible from the street.</p> <p>Trash/Recycling*: On-site trash/recyclable materials collection and storage shall be at locations that are convenient for both the residential and commercial uses. Trash enclosures shall be located toward the rear of the structure(s) and not visible from the street.</p> <p>Maximum Dwelling Unit Density:</p> <ul style="list-style-type: none"> • Zones C-H, C-1 and C-2: 17 units/net acre • Zones C-3 and C-M: 50 units/net acre <p>Height Limit:</p> <ul style="list-style-type: none"> • Zones C-3 and C-M: 60 feet <p>*Not intended to be a redemption center.</p> <p>NOTE: If the regulations of a CSD are different, such regulations shall apply.</p>
<p>Performance Standards (Section 22.52.1940):</p>	<p>All performance standards in the zone shall apply, in addition to the following:</p> <p>Mixed Use Development Type: Except for the entrance hallways and joint live and work units, commercial and residential uses shall NOT be located on the same floor.</p> <ul style="list-style-type: none"> • The ground floor space shall be devoted solely to commercial uses. • All floor space above the ground floor shall be devoted solely to residential uses. <p>Hours of Operation for Commercial Uses: 7:00 a.m. to 10:00 p.m. daily</p> <p>Prohibited Operating Activities:</p> <ul style="list-style-type: none"> • Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use. • Welding, machining, or open flame work. <p>NOTE: If the regulations of a CSD are different, such regulations shall apply.</p>

NOTE: 1) Conversion from a mixed use development to an exclusive residential use requires a regular Conditional Use Permit. (Section 22.52.1960)

2) Conversion from a mixed use development to an exclusive commercial development with uses permitted in the underlying zone requires a site plan review.

Joint Live and Work Units

CHAPTER 22.52 PART 19

What is a Joint Live and Work Unit?	<ul style="list-style-type: none"> • A joint live and work unit is a dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use. • A joint live and work unit may occupy portion of a building designed for mixed use developments.
Joint Live and Work Units may be permitted:	<ul style="list-style-type: none"> • Subject to a Director's Review and Approval if the property is zoned C-H, C-1, C-2 or C-3 (covenant required – see Section 22.52.2050). • Subject to a Minor Conditional Use Permit if the property is zoned C-M (covenant required – see Section 22.52.2050). <p>NOTE: A proposed joint live and work unit that does NOT comply with the locational criteria, permitted use, development standards and performance standards set forth in Chapter 22.52 Part 19 is subject to the regular Conditional Use Permit procedure.</p>
Locational Criteria (Section 22.52.2010 B):	<p>Joint live and work units approved in accordance with Chapter 22.52 Part 19 shall NOT have any portion located:</p> <ul style="list-style-type: none"> • In a Significant Ecological Area (SEA). • In an Environmentally Sensitive Habitat Area (ESHA). • In a Very High Fire Hazard Severity Zone. • In an Airport Land Use Influence Area. • On land with a slope of 25% or more. • On land not served by a public water or public sewer system.
Permitted Use (Section 22.52.2020):	The commercial component of the joint live and work units approved in accordance with Chapter 22.52 Part 19 shall ONLY include uses listed in Section 22.52.2020 A.
Development Standards (Section 22.52.2030):	<p>In addition to the development standards specified in Section 22.52.1930 for mixed use developments, the following shall also apply to joint live and work units:</p> <p>Parking: Two uncovered standard parking spaces per unit</p> <p>Minimum Unit Size: 1,000 sq.ft.</p> <p>NOTE: If the regulations of a CSD are different, such regulations shall apply.</p>
Performance Standards (Section 22.52.2040):	<p>In addition to the performance standards specified in Section 22.52.1940 for mixed use developments, the following shall also apply to joint live and work units:</p> <ul style="list-style-type: none"> • At least one resident of the living space shall perform or oversee the commercial activity performed in the working space. • The living and working spaces shall not be rented, leased, or sold separately. • Maximum number of employees who do not reside within a joint live and work unit: Two. • For a multi-story joint live and work unit that is located partially on the ground floor, the working space shall be located on the ground floor. • Minimum floor area for working space: 250 sq.ft. • Where a ground-floor joint live and work unit fronts upon a street, the working space shall be oriented to the street. • The unit shall have at least one shared external entrance/exit for the living space and the working space. • The unit shall have direct access between the living space and the working space. <p>NOTE: If the regulations of a CSD are different, such regulations shall apply.</p>

NOTE: A regular Conditional Use Permit is required for the following conversion of uses:

- 1) Conversion from a joint live and work unit, which is not located on the ground floor of a building, to a commercial use which is permitted in the underlying zone.
- 2) Conversion of any joint live and work unit to an exclusive residential use. (Section 22.52.2060)